

AGENDA  
BROOKFIELD ZONING COMMISSION  
Thursday, February 14, 2013 – 7:00 p.m.  
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

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1. **Convene Meeting**
  - a. **Review Minutes of Previous Meetings: 1/24/13**
  
2. **Land Use Enforcement**
  - a. **Enforcement Officer's Report:**
  
3. **Review Correspondence**
  - a. **Minutes of other Boards and Commissions: Inland Wetlands Commission 1/14/13; Zoning Board of Appeals 2/4/13; Planning Commission 1/17/13; Zoning Sub-Committee**
  - b. Letter from Jeff Farrell, Aquarion Water Company to Ryan Blessey dated 12/5/12  
**Re: Will Serve Letter**
  - c. Letter from State Traffic Administration dated 1/23/13 Re: City of Danbury/Town of Ridgefield Stew Leonard's Expansion Certificate Application
  - d. Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter: Winter 2013
  - e. Ct. Federation of Planning & Zoning Agency: CFPZA Annual Conference – March 14, 2013
  
4. **Continued Public Hearing 7:30 PM:**
  - a. **Proposed Regulation Change #201201067: Section 242-505 B-H – Town Center District: (B) Plan of Conservation and Development, (C) Common Areas, (D) Permitted Uses, (E) Land Use Standards, (F) Design Review, (G) Parking and (H) Design Flexibility**
  
  - b. **Proposed Regulation Change #201201033: Section 242-404 K(4) – Incentive Housing Location and Section 242-404 K(7) – Incentive Housing Permitted Uses**
    1. E-mail between Hal Kurfehs and Katherine Daniel dated 1/29/13 Re: Four Corners
      - Housing Information provided by Hal Kurfehs received in Land Use 1/28/13 Re: Four Corners Brookfield Town Center Revitalization Plan
    2. GIS Map: Modification to Proposed Sub-zones for IHZ
  
  - c. **857-857A Federal Road (Riverview Luxury Apartments) #201200887: Design Review for three 9,200 sq. ft. Incentive Housing Apartment Development (ph close date 2/14/13) – [64 extension days used]**
    - Revised Plans handed into Land Use 2/5/13
    - 1. Letter from Michael Lillis, P.E. to Zoning Commission dated 2/5/13 Re: Riverview Luxury Apartments, 857-857A Federal Rd, Site Plan for Design Review Approval – Application #201200887
      - 1a. Incentive Housing Restriction Document prepared for Core Plus Properties LLC handed into Land Use Office 2/6/13
      - 1b Letter from Water Source Review Committee to Zoning Commission dated 2/6/13 Re: Riverview Luxury Apartments, 857 Federal Rd #201200887
    - 2. Map Cover Sheet titled “Green Acres Luxury Apartments Proposed Incentive Housing Development” prepared by CCA, LLC dated 9/19/12 revised thru 1/31/13

- “General Legend, Notes And Abbreviations” dated 9/19/12 revised thru 1/31/13 – sheet N1
  - “Boundary & Topographic Survey” dated 6/14/12 – sheet 1 of 1
  - “Site Layout Plan” dated 1/18/13 revised 1/31/13 – sheet C1
  - “Grading And Drainage Plan” dated 9/19/12 revised thru 1/31/13 – sheet C2
  - “Utilities Plan” dated 9/19/12 revised thru 1/31/13 – sheet C3
  - “Landscaping Plan” dated 9/19/12 revised thru 1/31/13 – sheet C4
  - “Erosion And Sediment Control Plan” dated 9/19/12 revised thru 1/31/13 – sheet C5
  - “Notes And Details” dated 9/19/12 – sheet C6 – sheet C8
  - “Sedimentation And Erosion Control Plan” dated 12/7/05 – sheet E1
3. Lighting Plan – “Site Revised” by Reflexlighting dated 1/31/13 – page 1 of 1
  4. Schematic Design prepared by Seventy2 Architects dated 1/24/13
    - Buildings 1 & 2 (similar – rear of site)
    - Building 3 (North Building at Federal Road)
    - Building 4 (South Building at Federal Road)
  5. “Site Section” Schematic Design prepared by Seventy2 Arch. Dated 1/24/13
    - “Federal Road Streetscape” dated 1/24/13
    - “Building 3” dated 1/24/13
    - “Architectural Review Checklist” dated 1/24/13
5. **Old Business:**
- a. **84-140 Federal Road (BJ’s Wholesale) #201100126:** Request for Bond Reduction
  - b. **227 Candlewood Lake Road #201300016: Site Plan Modification for a wash water recycling shed** (*dec date 3/30/13*)
    1. E-mail from Marc Rogg to Zoning Commission dated 1/25/13 Re: Request to table application until the 2/28/13 meeting
  - c. **Proposed Regulation Change #201300015: Proposed change in Zone Map to make 16 Elbow Hill Road which is currently a split Zone of R40 and IRC 80/40 to become IRC 80/40** (*Public Hearing Scheduled for 2/28/13*)
6. **New Business:**
- a. **843-847 Federal Road #201300096:** Certificate of Zoning Compliance for a “New Age” business
7. **Tabled Items:**
8. **Informal Discussion:**
- a.
9. **Comments of Commissioners:**
10. **Adjourn:**

**\*\*Next Regular Meeting Scheduled for February 28, 2013\*\***